



## **IX DEVELOPMENT POLICIES & IMPLEMENTATION**

---

## DEVELOPMENT POLICIES AND IMPLEMENTATION

The actions recommended in each section is summarized below. Also included is the agency or agencies responsible for implementing the action.

The development process, with its lengthy review requirements for items such as occupancy permits and setback variances, can act as a disincentive for the accomplishment of the plan goals. It is necessary, therefore, to consider some changes to the development review process for C.R. District projects. This should be studied and proposed changes implemented.

There is also a need to review and change other circumstances which act as disincentives for providing appropriate rural commercial development. One area, for example, is to investigate lowering the assessment for property taxes to insure that property with a commercial district overlay is valued appropriately.

The Economic Development Commission has identified Hereford as a Revitalization Area. The Commission has assisted landowners and developers in exploring various financial packages which might be available. This action is necessary in order to encourage developers to build commercial projects which are more appropriate to rural areas.

## IMPLEMENTATION

### ACTIONS

- 1) Economic Development will continue to assist in marketing the area and provide economic assistance to local businesses which wish to expand. Hereford has been recognized as a Revitalization Area so that businesses may take advantage of the available programs to improve and restore its economic vitality.

- 2) An implementation coordinator should be designated to assist businesses in the development process. The District imposes a set of standards that are complicated but flexible. It is necessary that an individual familiar with the Hereford Community Plan and the area meet with developers and assist them in getting through the process.
- 3) Set up an implementation group to assure implementation of the plan. The group should consist of County and State Agencies including, but not limited to, Office of Planning and Zoning, Department of Environmental Protection and Resource Management, Department of Public Works, Economic Development Commission, and State Highways Administration and which will include input from citizen advisory groups.
- 4) Hereford has a number of older buildings which do not meet current setback regulations and other zoning regulations. A standardized, streamlined process that permits improvements to these old buildings needs to be developed.
- 5) Review and propose changes to other circumstances which act as disincentives to achieving appropriate rural commercial development.
- 6) To provide for monitoring of the implementation of this plan an implementation schedule is provided in Table 10.

Table 10.

## HEREFORD PLAN IMPLEMENTATION SCHEDULE

ACTION	RESPONSIBILITY	STATUS
<u>Land Use Analysis and Plan</u>		
Prepare recommendations for Hereford C.R. District boundaries	Hereford Committee & Office of Planning and Zoning	Complete - see Land Use Analysis & Plan
Prepare recommendations for long term considerations for Hereford C.R. District boundaries	Hereford Committee & Office of Planning and Zoning	Complete - see Land Use Analysis & Plan
Prepare list of services that should be discouraged or encouraged in the Hereford C.R. District	Hereford Committee & Office of Planning and Zoning	Complete - see Land Use Analysis & Plan
<u>Traffic &amp; Roads</u>		
Prepare a Project Planning Study for Mt. Carmel Rd between I-83 & York Rd to consider future road improvements, access points, & streetscape improvements	State Highway Administration, Dept. of Public Works & Office of Planning and Zoning	Initiate in 1990
Prepare a Project Planning Study to consider the designation of an alignment for an extension of Mt. Carmel Rd to connect with Monkton Rd & to consider designation of alignment as a Master Plan Road	State Highway Administration, Dept. of Public Works, Office of Planning and Zoning & Implementation Group	Initiate in 1990
Install a traffic light at Mt. Carmel & York Rds	State Highway Administration	In Progress
Take measures to provide for pedestrian safety and convenience	State Highway Administration, Balto. Co. School Board, Office of Planning and Zoning & Dept. of Public Works	Begin studies in 1991 and incorporate in CIP as necessary
<u>Site Design &amp; Architecture</u>		
Prepare performance standards & design guidelines	Hereford Committee & Office of Planning and Zoning	Complete - see Site Design & Architecture
<u>Protection of Buildings of Local Significance</u>		
Designate buildings which should be considered of local significance for the application of BCZR 259.3.E.3	Hereford Committee & Office of Planning and Zoning	Complete - see Protection of bldgs. of local significance
Provide advisory guidelines for use in restoring or rehabilitating bldgs.	Hereford Committee & Office of Planning and Zoning	Complete - see Appendix B
<u>Signage &amp; Lighting</u>		
Prepare guidelines to be used in considering a variance to C.R. District signage & lighting regulations	Hereford Committee & Office of Planning and Zoning	Complete - see Appendix C
<u>Planting Design &amp; Landscape Views</u>		
Prepare a Plan to restore the tree-lined corridor along York Rd. Program funds for planting into the Capital Improvement Program.	MD Dept. of Natural Resources, Dept. of Environmental Protection & Resource Management, Office of Planning and Zoning & Dept. of Public Works	Initiate in 1990
Prepare a landscape plan for Mt. Carmel Rd between I-83 & York Rd	Office of Planning and Zoning	In association with Traffic & Roads Study
Designate significant view areas	Hereford Committee & Office of Planning and Zoning	Complete - see Planting Design & Landscape Views
Develop guidelines for landscape plantings	Hereford Committee & Office of Planning and Zoning	Complete - see Planting Design & Landscape Views

Table 10.

## HEREFORD PLAN IMPLEMENTATION SCHEDULE (Continued)

ACTION	RESPONSIBILITY	STATUS
<u>Environmental Constraints &amp; Limitations</u>		
Prepare an engineering analysis of Hereford's drainage system	Dept. of Public Works	Initiate in 1991
Program improvements if necessary into Capital Improvement Program	Dept. of Public Works	Seek to incorporate in CIP following engineering studies
Survey existing groundwater sources for quality & quantity	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
Locate by field survey all water & water systems	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
Investigate need, cost & operational feasibility of community well system	Dept. of Public Works Office of Planning & Zoning Dept. of Environmental Protection & Resource Management	Begin studies in 1991 & incorporate in CIP as necessary
Investigate need, cost & operational feasibility of community fire cistern system	Fire Dept. & Office of Planning & Zoning	Begin studies in 1991 & incorporate in CIP as necessary
Investigate feasibility of setting specific standards for septic reserve based on usage	Dept. of Environmental Protection & Resource Management	Ongoing
Investigate need, cost & operational feasibility of community parking lot	Economic Development Commission Office of Planning & Zoning	Begin studies in 1991 & incorporate in CIP as necessary
Prepare future water & sewer requirements to assure groundwater protection	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
Identify land uses not suitable from quality or quantity perspectives	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
<u>Development Policies &amp; Implementation</u>		
Developers of proposed projects should first meet with the Dept. of Environmental Protection & Resource Management to determine the site's environmental constraints. After this meeting but before preparing a site plan, the developers should meet with the Office of Planning & Zoning to assure compliance with the C.R. Site Design Standards.	Developers & Landowners	On Going
Provide for economic incentives by designation as revitalization area	Economic Development Commission	Complete - see Economic Development
Establish an implementation process	Office of Planning and Zoning	To be designated after adoption of Plan
Set up a committee to review the variance, special hearing, occupancy permit & the like to investigate streamlining the process for minor projects.	Office of Planning and Zoning & Dept. of Public Works	Initiate in 1990